

ORDINANCE No. 188012

*Authorize a competitive solicitation and contract with the lowest responsive and responsible bidder for construction of the Mt Scott Community Center Heating, Ventilation and Air Conditioning Replacement and Direct Digital Control Upgrade Project for an estimated \$581,525 and add the Mt. Scott Community Center HVAC addition project to the Portland Parks & Recreation System Development Charge Capital Improvements Plan list (Ordinance; amend Ordinance No. 187770)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland Parks & Recreation (PP&R) promotes health, livability, and economic vitality through the effective management of the city's award-winning parks and recreation system.
2. Our park structures and facilities have finite life spans, and require ongoing investment to remain safe and accessible. The Mt. Scott Community Center is in urgent need of HVAC replacement and Direct Digital Control (DDC) upgrades. The HVAC system is more than twenty years past its life cycle and the current DDC programming is no longer supported.
3. PP&R seeks Council's authorization for Procurement Services to issue a competitive solicitation and execute a contract for the construction of the Mt Scott Community Center HVAC Replacement and DDC Upgrade Project.
4. The improvements that will be constructed under this contract will resolve numerous maintenance issues that have been outstanding for several years. The inefficient HVAC system demands continuous repairs, and the current DDC programming requires continuous on-site inspections by maintenance staff to troubleshoot programming errors and issues. PP&R intends to replace the HVAC system and the DDC programming to improve the building's energy efficiency, to reduce maintenance and operating costs, and to provide a more comfortable environment for community users. The new HVAC system will also provide PP&R the opportunity to expand its recreational programs being offered through the Community Center.
5. The HVAC construction cost estimated provided by MFIA Inc., Consulting Engineers is approximately \$534,826, and the DDC replacement cost estimated by Clima-Tech Corporation is approximately \$46,699. Total construction costs are estimated to be \$581,525.
6. PP&R's confidence level in the cost estimate is medium due to the high market demand for commercial construction services.
7. Funding for this project is being provided primarily by the General Fund and is included in the PP&R FY 15/16 budget, with approximately 20% of the costs being paid through

SDC funds.

NOW, THEREFORE, The Council Directs:

- a. The Chief Procurement Officer is authorized to facilitate the use of the competitive solicitation process in order to obtain the most responsible and responsive offer for the construction of the Mt Scott Community Center Heating, Ventilation, and Air Conditioning (HVAC) Replacement and Direct Digital Control (DDC) Upgrade Project.
- b. Upon Council acceptance of the Chief Procurement Officer's Report, the Chief Procurement Officer is authorized to negotiate and execute a contract, provided the contract has been approved as to form by the City Attorney's office.
- c. Ordinance No. 187770 approved by Council on May 25, 2016 is amended to add the Mt. Scott Community Center HVAC addition project to the Portland Parks & Recreation SDC-CIP list as identified in Exhibit A.

Section 2. The Council declares that an emergency exists in order to avoid further delay in the execution of this agreement. Therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council:

SEP 28 2016

Commissioner: Amanda Fritz

Prepared by: Gerry Verhoef

Date Prepared: September 20, 2016

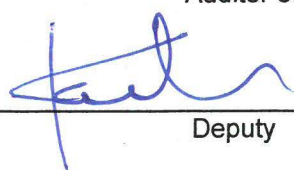
Mary Hull Caballero

Auditor of the City of Portland

By


Deputy

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<p>INTRODUCED BY Commissioner/Auditor: Fritz</p>	<p>CLERK USE: DATE FILED <u>SEP 20 2016</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>For Paul</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By:  Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: PP&R Bureau Head: Mike Abbate</p>	<p>ACTION TAKEN:</p>
<p>Prepared by: Gerry Verhoef Date Prepared: September 20, 2016</p>	
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter</p>	
<p>Council Meeting Date 9/28/2016</p>	

AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 5 min (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	_____	
4. Novick	4. Novick	✓	
Hales	Hales	✓	